



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**

March 29, 2022

*MN daw for ML*

**REFERRAL MEMORANDUM**

**TO:** Board of Zoning Adjustment

**FROM:** Matthew Le Grant, Zoning Administrator

**PROJECT INFORMATION:** **Address:** 1313 West Virginia Ave NE  
**Square, Suffix, Lot:** Square 4064, Lot 0081  
**Zoning District:** RF-1  
**DCRA Permit #:** B2201873

**SUBJECT:** **Construction of a new one-story accessory building (garage).**

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

| Number | Type of Relief    | Zoning Sections                          | Reason [or Basis]   |
|--------|-------------------|--|---|
| 1      | Area Variance     | E-304.1<br>X-1001.2<br>X-1002.1 (a)      | Construction of an Accessory Building that exceeds the maximum permitted lot occupancy.                 |
| 2      | Area Variance     | E-5201.2 (d)<br>X-1001.2<br>X-1002.1 (a) | Construction of an Accessory Building that exceeds the maximum permitted building area.                 |
| 3      | Special Exception | E-206.4<br>E-5201.1 (d)<br>X-901.2       | Construction of an Accessory Building on a lot that does not conform with the minimum pervious surface. |

*Note: All applicants must provide the Office of the Zoning Administrator with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date of this memo. If the BZA Memorandum is not submitted within 30 days, the applicant must request an updated memorandum from the Office of the Zoning Administrator.*